

BOARD OF ZONING APPEALS AGENDA
FEBRUARY 25, 2015

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **FEBRUARY 25, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

Administrative Items

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| 9:00 A.M.
CB
<i>Admin.</i>
<i>Moved to.</i>
<i>6/3/15 at</i>
<i>appl. req.</i> | KIMBERLY BOSTON VARGAS D/B/A THE VINE PRESCHOOL, SP 2014-LE-227 Appl. under Sect(s). 8-305 and 3-803 of the Zoning Ordinance to permit a home child care facility. Located at 4338 Cedarlake Ct., Alexandria, 22309, on approx. 2,260 sq. ft. of land zoned R-8. Lee District. Tax Map 101-1 ((6)) 123. |
| 9:00 A.M.
CB
<i>Admin.</i>
<i>Moved to.</i>
<i>6/3/15 at</i>
<i>appl. req.</i> | LATISHA JALLOH / LATISHA'S HOME DAYCARE, SP 2014-MA-229 Appl. under Sect(s). 8-305 and 3-503 of the Zoning Ordinance to permit a home child care facility. Located at 6470 Merritt Ct., Alexandria, 22312, on approx. 2,146 sq. ft. of land zoned R-5 and HC. Mason District. Tax Map 72-1 ((25)) 6. |
| 9:00 A.M.
LA
<i>Admin.</i>
<i>Moved to</i>
<i>4/22/15 at</i>
<i>appl. req.</i> | SCI VIRGINIA FUNERAL SERVICES, INC., SPA 83-L-100-04 Appl. under Sect(s). 3-403 and 8-200 of the Zoning Ordinance to amend SP 83-L-100 to permit site modifications, to allow the relocation of a mausoleum. Located at 6600 South Kings Hwy., Alexandria, VA 22306, on approx. 51.20 ac. of land zoned R-4. Lee District. Tax Map 92-2 ((1)) 23. |
| 9:00 A.M.
SW

<i>Withdrawn</i> | MEHDI ROFOUGARAN, A 2014-HM-014 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining a second dwelling unit on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 12820 Tournament Dr., Reston, 20191, on approx. 13, 926 sq. ft. of land zoned R-3. Hunter Mill District. Tax Map 16-4 ((09)) (1C) 0037. |

Public Hearings

- 9:00 A.M. BEYER I LLC, A 2012-PR-029 Appl. Under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a storage yard, which is a use not permitted, on property in the C-8 and H-C Districts in violation of Zoning Ordinance provisions. Located at 7113 Shreve Rd., Falls Church, 22043, on approx. 33,787 sq. ft. of land zoned C-8 and H-C. Providence District. Tax Map 40-3 ((12)) 11. *(Admin. moved from 1/16/13, 4/3/13, 6/19/13, 9/11/13, 11/6/13, and 3/19/14 at appl. req.) (Continued from 5/14/14 and 11/5/14.)*
RM
Continued to 6/24/15
- 9:00 A.M. KWANG WOO KIM AND EUN SOOK KIM, A 2014-MA-006 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a residential use of property located in the C-3, H-C, CRD, and SC Districts ceased for more than two years terminating any non-conforming status and rendering the property subject to all regulations of the current zoning districts in which the property is located. Located at 7216 Poplar St., Annandale, 22003-3009, on approx. 13,000 sq. ft. of land zoned C-3, H-C, CRD, and SC. Mason District. Tax Map 71-1 ((4)) 97. *(Continued from 12/3/14 and 1/7/15.)*
HE
Continued to 5/6/15
- 9:00 A.M. SHANAN WILLIAM FARMER, SP 2014-SP-174 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 11100 Hampton Rd., Fairfax Station, 22039, on approx. 5 ac. of land zoned R-C and WS. Springfield District. Tax Map 96-1 ((3)) 11. *(Admin. moved from 11/5/14 at appl. req.)*
MD
Approved
- 9:00 A.M. RENU R. GUPTA D.B.A. LIL ANGELS IN-HOME MONTESSORI & DAYCARE, SP 2014-DR-133 Appl. under Sect(s). 8-305 and 3-1203 of the Zoning Ordinance to permit a home child care facility. Located at 13591 Big Boulder Rd., Herndon, 20171, on approx. 2,931 sq. ft. of land zoned R-12. Dranesville District. Tax Map 16-3 ((12)) 80.
CG
Approved
- 9:00 A.M. CATHLEEN E. LAWRENCE, SP 2014-DR-244 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 680 Potomac River Rd., McLean, 22102, on approx. 41,345 sq. ft. of land zoned R-E. Dranesville District. Tax Map 21-1 ((3)) 21.
CG
Approved
- 9:00 A.M. CYNTHIA NKONWA, SP 2014-MV-017 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 8119 Cooper St., Alexandria, 22309 on approx. 13,324 sq. ft of land zoned R-3. Mt. Vernon District. Tax Map 101-1 ((2)) 598. *(Admin. moved from 6/11/14 at appl. req.) (Deferred from 7/30/14 at appl. req.) (Decision deferred from 11/19/14.)*
LA
Approved
- 9:00 A.M. CINTIA J. ALVARADO, CINTIA'S DAY CARE, SP 2014-LE-123 Appl. under Sect(s). 8-305 and 3-303 of the Zoning Ordinance to permit a home child care facility. Located at 8301 Frye Rd., Alexandria, 22309, on approx. 1.54 ac. of land zoned R-3. Lee District. Tax Map 101-3 ((1)) 6. *(Admin. moved from 1/14/15.)*
LA
Approved
- 9:00 A.M. SUSAN GALLIER, SP 2014-SP-130 Appl. under Sect(s). 8-305 and 3-303 of the Zoning Ordinance to permit a home child care facility. Located at 9754 Oatley Ln., Burke, 22015, on approx. 14,424 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 88-1 ((7)) 242.
LA
Approved

- 9:00 A.M. MCLEAN SWIMMING AND TENNIS ASSOCIATION, SP 2014-DR-217 Appl. under Sect(s). 8-401 and 3-303 of the Zoning Ordinance previously approved for swim and tennis club to permit an increase in the maximum membership. Located at 1700 Margie Dr., McLean, 22101, on approx. 4.00 ac. of land zoned R-3. Dranesville District. Tax Map 30-3 ((1)) 26A. *(Admin. moved from 1/14/15.)*
- EMH
Decision Deferred to 3/18/15
- 9:00 A.M. PATRICIA BELLOT / DBA PATRICIA'S DAYCARE INC., SP 2014-MV-105 Appl. under Sect(s). 8-305 and 3-303 of the Zoning Ordinance to permit a home child care facility. Located at 8803 Sylvania St., Lorton, 22079, on approx. 11,550 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 108-1 ((2)) 234. *(Admin. moved from 1/14/15.)*
- EMH
Approved
- 9:00 A.M. ABDELKARIM ABULHAIJA, ALSO KNOWN OF RECORD AS ABDELKARIM ABU EL HAIJA, ARH & SONS DBA CLOUD CAFE, SP 2014-PR-219 Appl. under Sect(s). 8-502 and 5-403 of the Zoning Ordinance to permit an indoor commercial recreation use (hookah bar). Located at 8490-B and 8496-B Tyco Rd., Vienna, 22182, on approx. 3,600 sq. ft. of land zoned I-4. Providence District. Tax Map 29-1 ((10)) 4 and 8. *(Admin. moved from 1/14/15.)*
- EMH
Approved
- 9:00 A.M. SHILA BEHSUDI, ACADEMIC CENTER, LLC, SP 2014-DR-104 Appl. under Sect(s). 8-305 and 3-403 of the Zoning Ordinance to permit a home child care facility. Located at 6800 Dillon Ave., McLean, 22101, on approx. 16,314 sq. ft. of land zoned R-4. Dranesville District. Tax Map 30-4 ((17)) 44.
- EMH
Deferred to 3/11/15 at appl. req.
- 9:00 A.M. KATHLEEN M. MCGRATH-ZATT / DBA LUCKY STARS PRESCHOOL ACADEMY, SP 2014-MV-135 Appl. under Sect(s). 8-305 and 3-103 of the Zoning Ordinance to permit a home child care facility. Located at 6800 Hamilton Rd., Lorton, 22079, on approx. 30,151 sq. ft. of land zoned R-1. Mt. Vernon District. Tax Map 99-4 ((3)) 103.
- EMH
Approved

JOHN F. RIBBLE III, CHAIRMAN